



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/1/2025 11:28:29 AM

| General Details                                   |  |                            |                   |                    |                         |                   |                     |
|---|--|----------------------------|-------------------|--------------------|-------------------------|-------------------|---------------------|
| Parcel ID:  | 139-0050-04685   |                            |                   |                    |                         |                   |                     |
| Document:   | Abstract - 01431906  |                            |                   |                    |                         |                   |                     |
| Document Date:                                    | 11/18/2021   |                            |                   |                    |                         |                   |                     |
| Legal Description Details                         |  |                            |                   |                    |                         |                   |                     |
| Plat Name:  | HIBBING  |                            |                   |                    |                         |                   |                     |
| Section   | Township   | Range                      | Lot               | Block              |                         |                   |                     |
| 24  | 57   | 21                         | -                 | -                  |                         |                   |                     |
| Description:                                      | W 417 4/10 FT OF E 567 4/10 FT OF S 626 16/100 FT OF SW 1/4 OF SE 1/4 LYING N OF HWY R/W |                            |                   |                    |                         |                   |                     |
| Taxpayer Details                                  |  |                            |                   |                    |                         |                   |                     |
| Taxpayer Name                                     | 525 WEST LLC   |                            |                   |                    |                         |                   |                     |
| and Address:                                      | 525 W 41ST ST<br>HIBBING MN 55746  |                            |                   |                    |                         |                   |                     |
| Owner Details                                     |  |                            |                   |                    |                         |                   |                     |
| Owner Name  | 525 WEST LLC   |                            |                   |                    |                         |                   |                     |
| Payable 2025 Tax Summary                          |  |                            |                   |                    |                         |                   |                     |
| 2025 - Net Tax                                    |  |                            |                   | \$13,242.00        |                         |                   |                     |
| 2025 - Special Assessments                        |  |                            |                   | \$0.00             |                         |                   |                     |
| <b>2025 - Total Tax &amp; Special Assessments</b> |  |                            |                   | <b>\$13,242.00</b> |                         |                   |                     |
| Current Tax Due (as of 4/30/2025)                 |  |                            |                   |                    |                         |                   |                     |
| Due May 15  |  | Due October 15             |                   |                    | Total Due               |                   |                     |
| 2025 - 1st Half Tax                               | \$6,621.00   | 2025 - 2nd Half Tax        | \$6,621.00        |                    | 2025 - 1st Half Tax Due | \$0.00            |                     |
| 2025 - 1st Half Tax Paid                          | \$6,621.00   | 2025 - 2nd Half Tax Paid   | \$0.00            |                    | 2025 - 2nd Half Tax Due | \$6,621.00        |                     |
| <b>2025 - 1st Half Due</b>                        | <b>\$0.00</b>  | <b>2025 - 2nd Half Due</b> | <b>\$6,621.00</b> |                    | <b>2025 - Total Due</b> | <b>\$6,621.00</b> |                     |
| Parcel Details                                    |  |                            |                   |                    |                         |                   |                     |
| Property Address:                                 | 525 W 41ST ST, HIBBING MN  |                            |                   |                    |                         |                   |                     |
| School District:                                  | 701  |                            |                   |                    |                         |                   |                     |
| Tax Increment District:                           | -  |                            |                   |                    |                         |                   |                     |
| Property/Homesteader:                             | -  |                            |                   |                    |                         |                   |                     |
| Assessment Details (2025 Payable 2026)            |  |                            |                   |                    |                         |                   |                     |
| Class Code<br>(Legend)                            | Homestead<br>Status  | Land<br>EMV                | Bldg<br>EMV       | Total<br>EMV       | Def Land<br>EMV         | Def Bldg<br>EMV   | Net Tax<br>Capacity |
| 234   | 0 - Non Homestead  | \$99,600                   | \$307,300         | \$406,900          | \$0                     | \$0               | -                   |
| Total:  |  | \$99,600                   | \$307,300         | \$406,900          | \$0                     | \$0               | 7388                |



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## Land Details

Deeded Acres: 6.00  
Waterfront: -  
Water Front Feet: 0.00  
Water Code & Desc: -  
Gas Code & Desc: -  
Sewer Code & Desc: -  
Lot Width: 417.00  
Lot Depth: 626.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (FAB SHOP)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURING    | 1953       | 35,304                     | 35,304                     | -               | L - LIGHT          |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 26                         | 22                         | 572             | FOUNDATION         |
| BAS              | 1          | 26                         | 182                        | 4,732           | FOUNDATION         |
| BAS              | 1          | 50                         | 200                        | 10,000          | FOUNDATION         |
| LD               | 0          | 10                         | 21                         | 210             | FOUNDATION         |

## Improvement 2 Details (POLE BLDG)

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| UTILITY          | 1979       | 1,040                      | 1,040                      | -               | LT - LT UTILITY    |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 1          | 26                         | 40                         | 1,040           | FOUNDATION         |

## Improvement 3 Details

| Improvement Type | Year Built | Main Floor Ft <sup>2</sup> | Gross Area Ft <sup>2</sup> | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| PARKING LOT      | 0          | 13,000                     | 13,000                     | -               | A - ASPHALT        |
| Segment          | Story      | Width                      | Length                     | Area            | Foundation         |
| BAS              | 0          | 0                          | 0                          | 13,000          | -                  |

## Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 11/2021   | \$422,274      | 247031     |

## Assessment History

| Year              | Class Code<br>(Legend) | Land EMV  | Bldg EMV  | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
|-------------------|------------------------|-----------|-----------|-----------|--------------|--------------|------------------|
| 2024 Payable 2025 | 234                    | \$108,200 | \$307,300 | \$415,500 | \$0          | \$0          | -                |
|                   | Total                  | \$108,200 | \$307,300 | \$415,500 | \$0          | \$0          | 7,560.00         |
| 2023 Payable 2024 | 234                    | \$108,200 | \$307,300 | \$415,500 | \$0          | \$0          | -                |
|                   | Total                  | \$108,200 | \$307,300 | \$415,500 | \$0          | \$0          | 7,560.00         |
| 2022 Payable 2023 | 234                    | \$165,500 | \$312,700 | \$478,200 | \$0          | \$0          | -                |
|                   | Total                  | \$165,500 | \$312,700 | \$478,200 | \$0          | \$0          | 8,814.00         |
| 2021 Payable 2022 | 234                    | \$165,500 | \$312,700 | \$478,200 | \$0          | \$0          | -                |
|                   | Total                  | \$165,500 | \$312,700 | \$478,200 | \$0          | \$0          | 8,814.00         |



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| Tax Detail History |             |                     |                                 |                 |                     |                  |
|--------------------|-------------|---------------------|---------------------------------|-----------------|---------------------|------------------|
| Tax Year           | Tax         | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV |
| 2024               | \$12,930.00 | \$0.00              | \$12,930.00                     | \$108,200       | \$307,300           | \$415,500        |
| 2023               | \$17,344.00 | \$0.00              | \$17,344.00                     | \$165,500       | \$312,700           | \$478,200        |
| 2022               | \$18,344.00 | \$0.00              | \$18,344.00                     | \$165,500       | \$312,700           | \$478,200        |

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